

PLANNING DESIGN & ACCESS STATEMENT

LAND AT BRIDGE END, LEEK

FEBRUARY 2021

Site Address:

Land at Bridge End, Macclesfield Road, Leek, Staffordshire

Applicant:

Urban Nu Ltd.

Proposal:

Erection of 12no. Bungalows

Planning, Design & Access Statement:

Date Issued: 15th February 2021

Job Reference: RDP/2021/012

Report Prepared By:

Rob Duncan BSc(Hons) MA MRTPI

Rob Duncan Planning Consultancy Ltd

Contact Details:

Rob Duncan Planning Consultancy Ltd.

70 Ferndale Road, Lichfield, Staffordshire, WS13 7DL

Email: rob78duncan@gmail.com

Tel. 07779 783521

1. Introduction

- 1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Urban Nu Ltd. to prepare a Planning, Design and Access Statement to accompany a full planning application for the erection of twelve bungalows on land at Bridge End, Leek.
- 1.2 By way of background, planning permission has previously been granted to erect 11no. dwellings on this site under outline application SMD/2013/1099 and Reserved Matters consent SMD/2017/0696. A further planning application was subsequently submitted for the erection of 5no. dwellings on the site (SMD/2018/0679 refers), but which was refused on the grounds that the proposal would not make optimal use of the land and would have derived a suburban layout with uniform house type.
- 1.3 Following receipt of that refusal, an application was submitted to vary Condition 1 of the original Reserved Matters consent (SMD/2017/0696) to secure changes to the approved site layout (SMD/2020/0125 refers) but this was refused by the Local Authority on the grounds that they considered the original approval to have lapsed. This revised application seeks full planning permission for the erection of 12no. dwellings on the site.
- 1.4 Plots 1, 4 and 5 will each comprise of detached bungalows and will have a floor area of 164 square metres per unit. Their accommodation will comprise of an open plan kitchen / dining / living area, separate lounge, four bedrooms (two ensure) bathroom and utility. Plot 1 will be located in the northernmost corner of the site adjacent to vehicular access drive, with Plots 4 and 5 located adjacent to the NE site boundary. Each of these plots with have a separate detached double garage.

- 1.5 Plots 2, 3, 7 and 8 will each comprise of detached bungalows and will have a floor area of 129 square metres per unit. Their accommodation will comprise of a large open plan kitchen / dining / living area, three bedrooms, bathroom and shower room, utility and integral garage. Plots 2 and 3 will sit central within the site, with Plots 7 and 8 located towards the southernmost boundary of the site.
- 1.6 Plot 6 will comprise of a detached bungalow with a floor area of 172 square metres, along with a detached triple garage. Its accommodation will comprise of an open plan kitchen / dining / living area, separate lounge, five bedrooms, two ensuite bathrooms, utility and bathroom. This dwelling will lie towards the easternmost boundary of the site.
- 1.7 Plots 9, 10, 11 and 12 will each comprise of semi-detached bungalows and will have a floor area of 72.4 square metres per unit. Their accommodation will comprise of an open plan kitchen / dining / living area, two bedrooms, bathroom and ensuite. The four plots will lie adjacent to the southwestern / western boundary of the site, with areas of frontage parking.
- 1.8 Vehicular access to the site, as with all of the previously submitted applications, will be via the existing access track that leads up from Bridge End from the Macclesfield Road, wrapping around the southwestern / western perimeter of the site.
- 1.9 Within the site it is proposed to create two communal areas of amenity space, one located between Plot 1 and Plots 2, 3 and 4, the other located to the east of Plot 6 where it is proposed to create a nature pond along with an area of new woodland planting which has been informed by previous pre-application discussions with the Local Authority.

2 Site & Surroundings

- 2.1 The application site comprises a parcel of previously developed land that lies within the defined settlement boundary of Leek as set out within the recently adopted Staffordshire Moorlands Local Plan 2020.
- 2.2 The surrounding area to the south is characterised by residential development, which sits at a lower level to the application site. To the east and north, the site is bounded by open countryside, with planning consent having recently been granted for the erection of two dwellings on land to the northwest of the site, adjacent to the cricket pitch (since constructed), and four dwellings beyond that at Highfield House.
- 2.3 To the west of the site lies an existing access track that runs down from Leek Cricket Club to the Macclesfield Road, and this track is separated from the developable area of the site by mature vegetation, which also wraps around the southern boundary of the site.
- 2.4 The surrounding area exhibits a widely varying character, incorporating residential uses with differing house types and architectural styles, along with employment development in the form of the Tenants Chemical Works and the Sainsbury's / Churnet Works site. The site does not benefit from Conservation Area status, nor are there any nearby Listed Buildings.

3 Planning Policy

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for this area comprises the Staffordshire Moorlands Local Plan 2020 of which the following policies are considered to be of relevance:

3.2 Policy SS1 of the Local Plan relates to 'Development Principles' and states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- a healthy, safe, attractive, active, well-designed and well-maintained environment;

- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.
- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

3.3 Policy SS3 of the Local Plan relates to the 'Future Provision and Distribution of Development' and states that provision will be made for at least 6080 additional dwellings (net of demolitions) to be completed in Staffordshire Moorlands during the period 2014 to 2033 - an annual average of 320 homes per year. Sufficient deliverable land will be identified to provide at least 5 years of development at all times. Development will be located in accordance with the Spatial Strategy and will be distributed between the towns and villages, with Leek identified to receive 30% of the total housing allocation (equivalent to 1,824 dwellings).

3.4 Policy SS5 of the Local Plan relates to the 'Leek Area Strategy' and confirms that the Council and its partners will seek to consolidate the role of Leek as the principal service centre and a market town and support its regeneration. This will be achieved through a number of actions, including:

- Increasing the range of available and affordable house types, including for first time buyers and older people.

- Supporting the development of new housing on sustainable sites within the Development Boundary.

3.5 Policy H1 of the Local Plan relates to 'New Housing Development' and states that development should provide for a mix of housing sizes, types and tenure including a proportion of affordable housing as set out in Policy H3, and where appropriate housing for special groups, to meet the needs and aspirations of the current and future population having regard to the Area Strategies. All development will be assessed according to the extent to which it provides for high quality, sustainable housing and to which it meets identified housing needs, having regard to the location of the development, the characteristics of the site and the economics of provision. In addition:

- a) Housing for special groups, particularly for older people and others as identified in the SHMA or successor document should be of a scale and in a location which is appropriate to its needs.
- b) Housing proposals of 10 dwellings (or 0.5ha) or more will be required to provide a mix of housing in terms of size, type and tenure on the site unless viability or other circumstances exist. The final mix will be negotiated with the developer based on housing needs as informed by the SHMA or successor document and other relevant factors such as available supply and market demand.
- c) All housing development should be at the most appropriate density compatible with the site and its location, and with the character of the surrounding area. Higher densities will generally be appropriate in locations which are more accessible by public transport and which have good access to services.

- d) All new dwellings should aim to provide flexible accommodation which is capable of future adaptation by seeking to achieve adequate internal space for the intended number of occupants in accordance with the Nationally Described Space standard and delivered to meet accessibility standards set out in the Optional Requirement M4(2) of Part M of the Building Regulations. This will be determined on a site-by-site basis subject to considerations such as viability and design.
- e) All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers of the dwellings whilst respecting the privacy and amenity of occupiers of existing dwellings.

3.6 Policy H1 goes on to state that housing development on sites not allocated for such purposes in Policy H2 will be supported within the development boundaries of the towns and larger villages on unidentified (windfall) sites subject to compliance with the Spatial Strategy and wider Local Plan policies. In all cases the development will not lead to a prominent intrusion into the countryside or have a significant adverse impact on the character and appearance of the countryside.

3.7 Policy H3 of the Local Plan relates to 'Affordable Housing' and states that residential developments of 10 dwellings (or 0.5ha) or more shall provide 33% affordable housing. Where justified, the Council will consider a lower level of provision taking into account the Local Plan and Site Allocations Viability Study, other up-to-date viability evidence and other contributions. Affordable housing should normally be provided on-site. Provision off-site or through a commuted sum payment in lieu will only be considered where it will be of broadly equivalent value to on-site provision and it can be robustly justified in delivering affordable homes through mixed and balanced communities. Unless circumstances dictate otherwise and in agreement with the Council, 60% of all

affordable dwellings provided on each site will be social / affordable rented housing with the remaining 40% being intermediate / starter homes. Affordable housing should be designed as an integral part of developments and be 'tenure blind' in relation to other properties within the site.

3.8 Policy DC1 of the Local Plan relates to 'Design Considerations' and states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;
2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;
3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;
4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;
5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight,

visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;

6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;
7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;
8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;
9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;
10. ensure, where appropriate, equality of access and use for all sections of the community;
11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

3.9 Policy T1 of the Local Plan relates to ‘Development and Sustainable Transport’ and states that the Council will promote and support development which reduces reliance on the private car for travel journeys, reduces the need to travel generally and accommodates residual development traffic in line with the Integrated Transport Strategy. This will be achieved by:

1. Ensuring that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development or can be improved as part of the development.
2. Ensuring that major development is located in areas that are accessible by sustainable travel modes or can be made accessible as part of the proposal
3. Considering appropriate parking provision on a case by case basis with recourse to the parking guidance set out in Appendix 2.
4. Where appropriate all new development shall facilitate walking and cycling within neighbourhoods and town centres, and link with or extend identified walking or cycling routes. In addition applicants should also consider how their schemes can enhance the existing path network in line with the Staffordshire County Council Rights of Way Improvement Plan and also give consideration to the protection of non-definitive public footpath routes in addition to definitive routes.

4 Other Material Considerations

National Planning Policy Framework (July 2019)

- 4.1 The National Planning Policy Framework (NPPF) seeks to secure the delivery of sustainable development and sets out guidance, *inter-alia*, in respect of significantly boosting the supply of housing, securing high quality design, securing a net gain to biodiversity and safeguarding highway safety. The content of this document has been taken into consideration in the preparation of this application and is discussed in more detail within the Planning Assessment below.

SMDC Design Guide SPD

- 4.2 This document sets out guidance aimed at securing good quality design and confirms that the architectural style of new development should be guided through an assessment and understanding of the character and context of the area. The content of the SPD has been taken into consideration in the preparation of this application and is discussed in more detail within the Planning Assessment below.

Staffordshire Moorlands New Dwellings and Extensions to Dwellings SPG

- 2.1 This document sets out guidance in respect of the design of new residential development, including matters of siting, roof design, elevations, and materials. The content of this SPG has been taken into consideration in the preparation of the application and is discussed in more detail within the Planning Assessment below.

Appeal Decision 2223254 – Land at Bridge End, Leek

- 4.3 This appeal decision relates to the original outline application on the application site (SMD/2013/1099) and granted consent for the erection of 11.no dwellings thereon. The conclusions of the Planning Inspector in allowing

the appeal constitute material considerations in the assessment of this application and are discussed within the Planning Assessment below.

SMD/2013/1099 and SMD/2017/0696 – Land at Bridge End, Leek

- 4.4 The above outline permission and accompanying Reserved Matters consent relate to the erection of 11no. dwellings on this site and constitute material considerations in the assessment of this application. Reference is made to these applications within the Planning Assessment below.

SMD/2018/0679 – Land at Bridge End, Leek

- 4.5 The above application sought planning consent for the erection of 5no. dwellings on the site but was refused on the grounds that the proposal would not make optimal use of the land and would have derived a suburban layout with uniform house type. Reference is made to this application within the Planning Assessment below.

5 Planning Assessment

Principle of Development

- 5.1 The application site is located within the defined settlement boundary of Leek, as set out within the recently adopted Staffordshire Moorlands Local Plan 2020. Within such areas new residential development is acceptable in principle, in accordance with the provisions of policies SS3, SS5 and H1 of the Local Plan.
- 5.2 The principle of residential development on this site has also been previously established under applications SMD/2013/1099 and SMD/2017/0696 where it was confirmed that residential development for the erection of 11no. dwellings was acceptable, and that the site constituted a sustainable location for new housing. The principle of development is therefore considered to be acceptable, and in accordance with policies SS3, SS5 and H1 of the Local Plan.

Layout

- 5.3 The proposed layout of the development seeks to make optimal use of the site, whilst responding positively to the constraints that the site imposes, including proximity of trees along the site boundaries, and the presence of subterranean drainage infrastructure.
- 5.4 The means of access into the site will remain in the same position as the previously approved development on the site, located in the northwest corner, with Plot 1 sited alongside to provide some visual presence as one turns into the site. The road then meanders into the site, with dwellings set on either side of the access, set within spacious plots. Frontage landscaping and planting is to be accommodated to all plots in order to soften the impact of the development, and enhance its appearance, with details to be secured via an appropriately worded planning condition.

- 5.5 Each of the dwellings have reasonable distances between them and their respective site boundaries to ensure that the development has a spacious feel befitting of this edge of town location. Each dwelling will have its own area of private amenity space that far exceeds the recommended minimum standard and will furthermore meet all of the minimum interface distances as set out within the New Dwellings and Extensions to Dwellings SPG. All of the dwellings will also meet the minimum floorspace requirements set out within the DCLG Technical Housing Standards, thereby ensuring that future occupiers of the dwellings are afforded an acceptable level of residential amenity.
- 5.6 An area of communal open space is to be provided between Plot 1 and Plots 2, 3 and 4 to account for the presence of subterranean drainage infrastructure. The open space will provide a sense of spaciousness on approach along the access drive, befitting the edge of town location of the site. A further area of communal amenity space is to be proposed at the eastern end of the site, which will be enclosed by a large area of structural landscaping and planting to help soften the visual impact of this development which occupies a hill top location.
- 5.7 On approach to the main part of the application site along the access track, the existing vegetation along the western boundary of the site will screen the development until at the point of access into the site itself. In wider views from the east, the development will be seen against the backdrop of the existing Cricket Club complex and will be filtered / softened by the proposed structural landscaping along the eastern boundary of the site.
- 5.8 During the determination of previous applications on the site a number of local residents in properties along Bridge End have raised objections about the impact of vehicular traffic passing by their properties and impacting on their residential amenity. This matter has been assessed in the determination of all

the previous applications on the site (SMD/2013/1099, SMD/2018/0679) as well as in the assessment of appeal 2223254, and on each occasion the Local Authority (and the Planning Inspector) has concluded that there would be no adverse impact on the amenity of neighbouring residential occupiers. There has been no material change in circumstance and consequently the proposed layout of the development is considered to be acceptable, and in accordance with the provisions of policies SS1 and DC1 of the Local Plan.

Scale

- 5.9 The application proposes the erection of single storey bungalows, which will stand to ridge heights between 6 and 6.1 metres. The scale of the properties is broadly commensurate with the scale of the previously approved development on the site (5.9 metres) and as such will not derive any significant and demonstrable adverse impact to the character and appearance of the surrounding area. In reaching this conclusion I draw attention to the conclusions of the Planning Inspector in the determination of appeal 2223254 where it was concluded that:

*“Notwithstanding the proposals for screening, which may take some time to mature, it is clear that housing on the site will be visible from some vantage points around the town. It would also adjoin a Landscape Character Area, albeit it lies outside this area and it is not clear how many of the viewpoints from which the site can be seen identified by either the appellants or objectors are within this area. **However, once the trees and shrubs have matured, the visual impact of development on the site will be mitigated. Indeed, development on the top of hills is a feature of the town of Leek**, whose town centre itself occupies such a location. As such it would be neither unusual nor detrimental for further development to occur in such a location”. (my emphasis)*

- 5.10 The Inspector in that case was considering a proposal for dwellings that would stand between 6.5 metres and 8 metres in height and found the visual impact to be acceptable. The submitted proposal by contract encompasses bungalows some 6 – 6.1 metres in ridge height, and consequently the views of the Planning Inspector above lend significant weight in favour of this proposal.
- 5.11 The scale of the proposed dwellings is also noted to be commensurate with those that were previously proposed under application SMD/2018/0679. Whilst that application was ultimately refused on the grounds that the development would not make optimal use of the land and would have derived a suburban layout with uniform house type, the Local Authority did not raise any objections with regards to the scale of those dwellings.
- 5.12 Having regard to these considerations, the proposed scale of the dwellings is considered to be acceptable, and in accordance with the provisions of policies DC1 and SS1 of the Local Plan and guidance set out within the Design Guide SPD and NPPF.

Appearance

- 5.13 The surrounding area exhibits a wide variety of architectural styles and types of development, including developments of a single storey, 1½ storey, two storeys and split-level nature. There is no strong prevailing vernacular exhibited.
- 5.14 The submitted proposal encompasses the erection of four different types of bungalow, with a mixture of 2, 3, 4 and 5 bedrooms. Each property will have a dominant ridge line, with the majority of these being emphasised by gables, and with a low, ground hugging form. Window proportions are consistent throughout the development and a high solid to void ratio is achieved. Accentuation is provided by stone headers and cills and chimneys,

along with corbelled eaves and verges. Windows are to be recessed 50mm into the openings, and the development avoids the provision of bay windows and flat roofs.

- 5.15 The dwellings will also be constructed from a palette of materials that is in keeping with the character of the surrounding area, including red facing brickwork and plain grey roof tiles, and in doing so the proposed appearance of the development will be acceptable, and not derive any material adverse impact to the character and appearance of the area. The proposed appearance of the development is therefore in accordance with policies SS1 and DC1 of the Local Plan, and guidance contained within the Design Guide SPD and NPPF.

Means of Access

- 5.16 Vehicular access to this site, as with the previously submitted applications on the site, is to be taken off the Macclesfield Road, following the existing road along Bridge End up towards the Cricket Club. The access benefits from an appropriate level of visibility on egress onto the Macclesfield Road, and is of sufficient width at varying points along its length to enable two vehicles to pass.
- 5.17 In determining the appeal into the original outline application on the site (2223254), the Planning Inspector concluded that:

“Vehicular access to the site would be taken from Bridge End along what is at present a private track. While some local residents express concerns about the adequacy of this means of access, there is no objection from the highway authority, subject to the imposition of conditions”

- 5.18 Paragraph 108 of the NPPF dictates that development should provide a safe and suitable access for all users, with paragraph 109 stating that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 5.19 In this case the proposed means of access has been found to be acceptable in the assessment of all of the previous applications on the site and will not give rise to any material harm to highway safety. There has been no material change in circumstance and consequently the same conclusion should be reached with this latest application.
- 5.20 The proposed layout of the site also encompasses sufficient car parking to meet the needs of future occupiers of the dwellings, in accordance with the Local Authority's adopted parking standards, and as a result the proposed means of access is acceptable and meets the requirements of policy T1 of the Local Plan and the provisions of paragraphs 108 and 109 of the NPPF.

Landscaping

- 5.21 The submitted proposal incorporates within it a large area of structural landscaping at the easternmost end of the site in the interests of softening the impact of the development in this hill top location. The landscaping buffer has previously been subject to pre-application discussions with the Local Authority's Trees and Woodlands Officer and encompasses plentiful tree and shrub planting which will serve to mitigate the visual impact of the development. The other trees and planting around the southern, western and northeastern boundaries of the site is furthermore to be safeguarded, with additional tree and shrub planting undertaken in and around the proposed dwellings.

- 5.22 The Planning Inspector who determined the original outline application on the site noted that once the trees and shrubs have matured, the visual impact of development on the site will be mitigated, going on to acknowledge that development on the top of hills is a feature of Leek, and as such development on this site would not be unusual or detrimental to the area. The final details of species mix, density of planting etc. can be secured by an appropriately worded planning condition, and in doing so the development will accord with the provisions of policy DC1 of the Local Plan.

Other Considerations

- 5.23 Policy H1 of the Local Plan seeks to secure the delivery of housing for special groups, particularly for older people, as identified in the Strategic Housing Market Assessment (SHMA). The Local Authority's SHMA confirms that the number of residents aged over 65 in the District is projected to rise by 39% between 2011 and 2030, with the age group 75-85 predicted to increase by 69% and 134% respectively. The SHMA goes on to identify a requirement for suitable accommodation to be provided to meet the needs of this ageing population.
- 5.24 The conclusions of the SHMA reflect the provisions of the National Planning Practice Guidance (NPPG), which confirms that there is a *critical* need to provide accommodation that is suitable for occupancy by older people. The NPPG goes on to state that:

“supporting independent living can help to reduce the costs to health and social services, and providing more options for older people to move could also free up houses that are under occupied”

- 5.25 The proposed development will help to fulfil these objectives, by delivering 12 no. bungalows in a sustainable location that are suitable for occupation by elderly and / or less abled people. Such social benefits lend significant weight in favour of the proposed development.
- 5.26 In addition to the above policy H3 confirms that proposals for 10 or more dwellings or sites that exceed 0.5 hectares in area will be required to provide 33% affordable housing. The applicant is agreeable to the provision of 4 units of affordable housing units on this site, which are to be secured by way of a S106 Obligation. In doing so the development will accord with the provisions of policy H3 of the Local Plan.

6 Conclusion

6.1 It is considered that the proposed development is acceptable in planning terms having regard to the following conclusions:

- The principle of residential development is acceptable as the site occupies a sustainable location within the defined settlement boundary of Leek.
- The proposed layout will be in keeping with the character and appearance of the area and will provide a satisfactory level of residential amenity for future occupants of the dwellings.
- The proposed development will not detract from the amenity of neighbouring residential occupiers.
- The proposed scale of the development is in keeping with the character and appearance of the surrounding and will not have a harmful impact.
- The appearance of the proposed dwellings is in keeping with the varied character of the surrounding area.
- The proposed means of access is unchanged from that which has been approved under the previous outline and reserved matters permissions on the site and will not give rise to any highway safety concerns.
- Structural landscaping is proposed at the eastern end of the site in order to soften the visual impact of the development on the surrounding area, and other surrounding vegetation is to be preserved, and supplemented by additional planting.

- The proposed development will provide accommodation that is suitable for occupancy by elderly residents, meeting an identified need set out within the SHMA
- The proposal will provide 4 units of affordable housing (33%).

6.2 For these reasons the proposed development is considered to meet the requirements of policies SS1, SS3, SS5, H1, H3, DC1 and T1 of the Staffordshire Moorlands Local Plan (2020), as well as the relevant provisions of the National Planning Policy Framework, Design Guide SPD and New Dwellings and Extensions to Dwellings SPG.